

# Hamptons

INTERNATIONAL



**4444 E Aqua Bella Ln, Dania, FL 33312**

3 3

**£580,000**

**(\$775,000)**



## Property details



### Key features

- **Cooling: Central A/C**
- **Garage Count: 2 Car Garage**
- **Special Program: Global Luxury**

### Attributes

-  **Near to beach**
-  **Refurbished**

**4444 E Aqua Bella Ln, Dania, FL 33312**

3 🏠 3 📄

**£580,000**  
**(\$775,000)**

## Description

Welcome to Aqua Bella Dania Beach's premier waterfront community, where boating, luxury, and convenience meet. This rarely available fee simple townhome, built in 2021, offers modern elegance, direct ocean access, and over \$40,000 in high-end upgrades. Enjoy the ultimate South Florida lifestyle with your own 24-foot private dock on an ocean-access canal with no fixed bridges perfect for boaters! The spacious fenced patio, complete with a remote-controlled louvered roof pergola and lighting, provides a serene setting to entertain or relax while enjoying sunset views over the water. Inside, you'll find a bright and open layout featuring 3 generously sized bedrooms and 2.5 baths. The Staniel floorplan showcases a designer kitchen with quartz countertops, a modern tile backsplash, stainless steel appliances, and a walk-in pantry. Impact windows and doors flood the home with natural light, while wood-look porcelain tile downstairs and stylish vinyl flooring upstairs offer durability and sophistication throughout. Retreat upstairs to the oversized primary suite, complete with a sitting area, large walk-in closet, and private balcony overlooking the canal. The spa-inspired en-suite bath features dual shower heads and dual sinks for a truly luxurious experience. A full-size washer and dryer are conveniently located upstairs near the bedrooms. Additional highlights include hurricane-impact windows and doors, upgraded custom tile feature walls. HOA includes exterior maintenance and insurance. Pet-friendly community with a dog park across the street. Located just minutes from Airport, Dania Pointe shopping & nightlife, the beach, and Hard Rock Casino, this is the ideal home for year-round living or as a luxury vacation retreat. Don't miss this opportunity to own a waterfront gem in a friendly, walkable boating community!

Bedroom 12 Feet x 11 Feet (11.0ft x 12.0ft) Bedroom 11 Feet x 16 Feet (16.0ft x 11.0ft) Kitchen 12 Feet x 10 Feet (10.0ft x 12.0ft)





For Coldwell Banker - 06/20/2025  
© BeachesMLS - 1520201









 For Coldwell Banker - 06/20/2025  
© BeachesMLS - 1520201





For Coldwell Banker - 06/20/2025  
© BeachesMLS - 151624





For Coldwell Banker - 06/20/2025  
© BeachesMLS - 1520201













For Coldwell Banker - 06/20/2025  
© BeachesMLS - 1520201





For Coldwell Banker - 06/20/2025  
© BeachesMLS - 1520201



For Coldwell Banker - 06/20/2025  
© BeachesMLS - 1520201

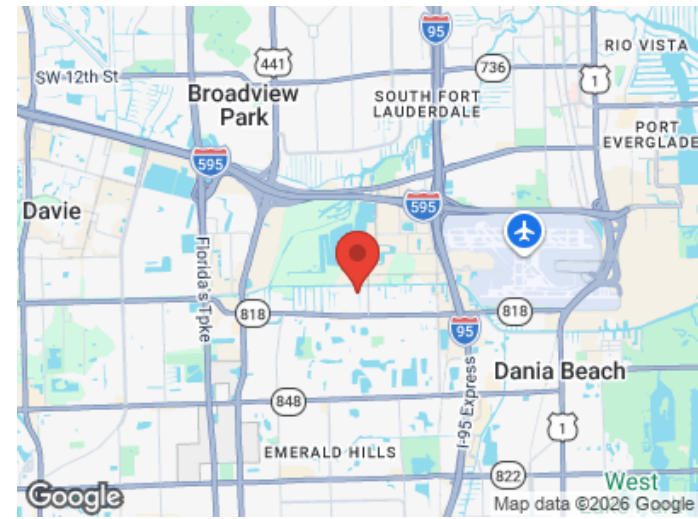
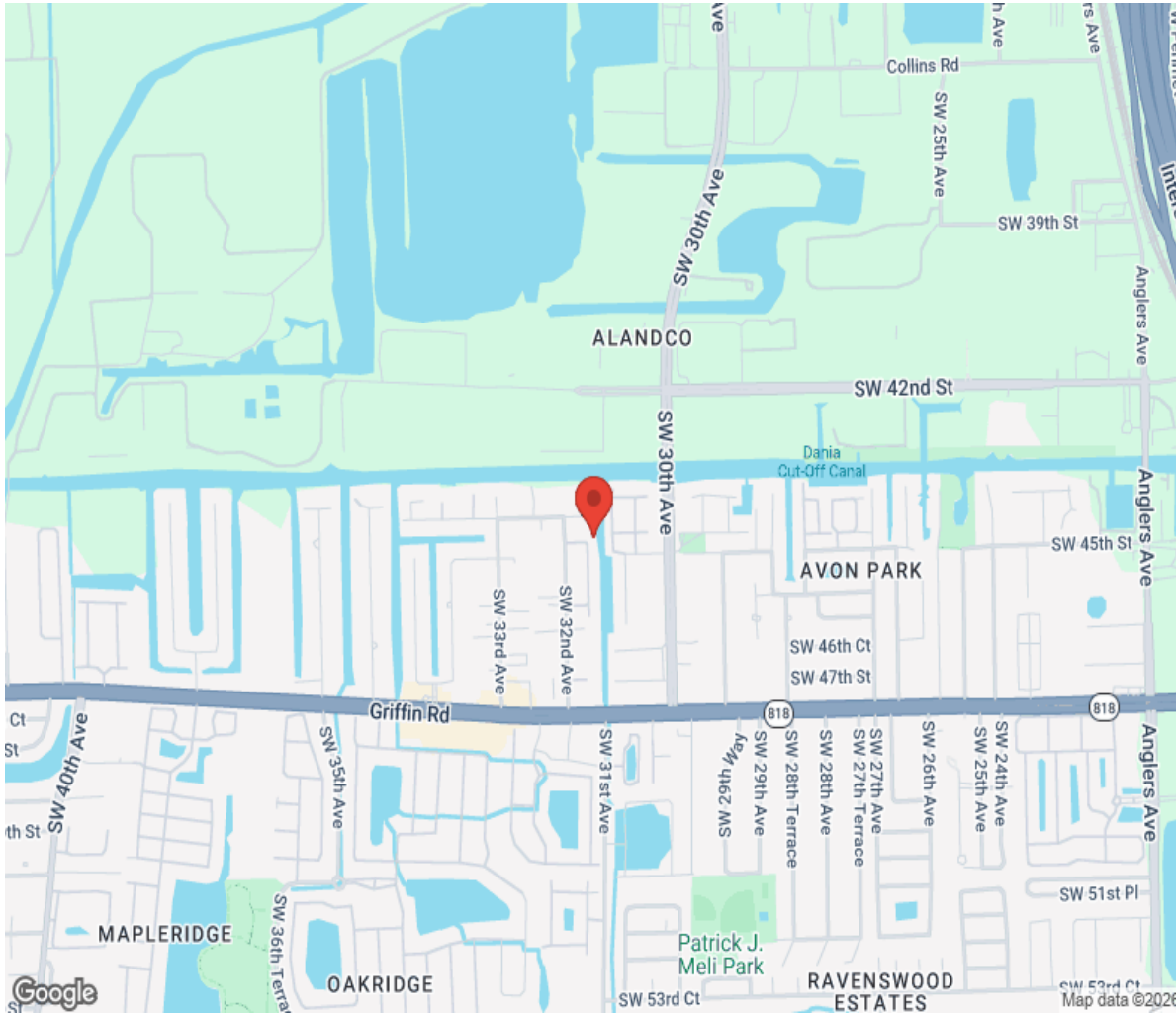


For Coldwell Banker - 06/20/2025  
© BeachesMLS - 1520201





# Location



# Hamptons

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**